

**City of Clinton  
Planning & Zoning Commission**

May 13, 2014  
6:30 p.m.  
Municipal Courtroom

Minutes recorded by Kelly Hall, Administrative Assistant.

Commission members present: Mark Williams, Bettye King, Christine Whitton, Lisa Shoemaker, Nancy Davis, Benjie Barham (late)

City Officials present: Roy Edwards (Director of Community Development), Ken Dreher (City Attorney) and Mark Jones (Director of Communications/Videographer)

Guests: Glen Worley (MC), Jerrell Hutson, Tanya Andrews, Anita Jamison, Mark Swilley, Shauna Peacock, LaTamara Jones, Brandie Lewis, Ben Walker, Mike Ballard, Shelby Mitchell

The meeting was called to order at 6:30 p.m. by Mr. Williams.

The minutes of the March 25, 2014 meeting were reviewed. As there were no changes to be made Bettye King motioned and was seconded by Lisa Shoemaker to approve the minutes as presented. After a unanimous vote the motion to approve the minutes from the March 25, 2014 meeting carried.

New Considerations

**A. 102 Northside Drive – Conditional Use**

Shauna Peacock is owner and operator of Creative Kids, a childcare facility at 457 East Northside Drive. She is requesting a Conditional Use to build and operate a new facility at 102 Northside Drive. Their current building is at capacity and she is planning to expand her afterschool program. The proposed location for a new facility is across from Federation Towers and east of Sumner Hill School on Northside Drive. The new property is zoned R-2, Moderate Density Residential. The committee reviewed the preliminary site plan and proposed floor plan. The hours of operation are Monday through Friday, 7:00 a.m. to 6:00 p.m. Ms. Whitton asked how traffic will be affected due to its proximity to Sumner Hill and was told by Mr. Edwards that no traffic study has been done at this time. Ms. Peacock noted that her present location is licensed for 69 children and the new facility can take 185 children. Mr. Williams then opened the meeting for public comment or discussion. There being none, Bettye King made the motion, seconded by Christine Whitton, to forward Ms. Peacock's request for a Conditional Use and the site plan on to the Mayor and Board with our recommendation for approval. The vote was unanimous in favor and the motion carried.

**B. 805 E. Northside Drive – Conditional Use**

Brandie Lewis has requested a Conditional Use to operate a full-service spa offering facials, foot scrubs, massage and yoga. All requirements for a CU have been met. Nancy Davis asked if there was another massage center at this location and was told that there is one in

another suite. At this time Mr. Williams opened the meeting for public comments and discussion. There being none, Lisa Shoemaker made the motion, seconded by Bettye King, to forward the request for a Conditional Use for a full-service spa to the Mayor and Board of Alderman with our recommendation for approval. The vote was unanimous in favor and the motion carried.

#### **C. 652 Highway 80 East – Conditional Use**

At this time Christine Whitton excused herself from the meeting due to a conflict of interest related to this property. Ben Walker, of Kickapoo Properties, has requested a CU to operate a Senior Adult Daycare facility in the building that was formerly Members Exchange Credit Union on Highway 80 East. The property is zoned C-2. This Senior Adult Daycare program is currently operating in space at Emeritus Retirement Center on Northside Drive. The program is jointly owned by Baptist Medical Services and a company called Senior Adult Daycare. Mrs. Shoemaker asked about the lack of kitchen facilities and was informed that all that is required for this type of program is microwave ovens to heat food brought by those participating in the program. (At this point Mr. Barham joined the meeting.) Mrs. King asked about the hours of operation and was informed that it operates Monday through Friday, 8:00 a.m. to 5:00 p.m. The program currently has 30 participants. Mr. Williams then opened the meeting for public comments and discussion. There being none, Lisa Shoemaker moved, seconded by Nancy Davis, to forward the request for a Conditional Use for the operation of a Senior Adult Daycare facility to the Mayor and Board of Alderman with our recommendation for approval. The vote was unanimous in favor and the motion carried. Christine Whitton rejoined the meeting at this time.

#### **D. McRee Street – Site Plan Review**

Shelby Mitchell is requesting approval to divide Lot 88 in Oakwood Heights into two separate lots. This will create a new lot with 94 feet of frontage on McRee Street. Mr. Mitchell is planning to build a home for his son and daughter-in-law. Mr. Williams asked if the new lot's size meets all criteria and was informed that it does and all set backs are met. Mr. Williams opened the meeting for public comments and discussion. There being none, Benjie Barham made the motion, seconded by Christine Whitton, to forward the lot division site plan to the Mayor and Board of Alderman with our recommendation for approval. The vote was unanimous in favor and the motion carried.

#### **E. 400 Cynthia Street – Conditional Use**

LaTamara Jones is seeking approval to operate a hair salon at this location. The prior tenant also operated a hair salon at this location. Mr. Barham asked if any major renovations or construction was anticipated and was informed that there would be none. This will be a leased space. Mr. Williams opened the meeting for public comments and discussion. There being none, Nancy Davis made the motion, seconded by Lisa Shoemaker, to forward the request for a Conditional Use for the operation of a hair salon to the Mayor and Board of Alderman with our recommendation for approval. The vote was unanimous in favor and the motion carried.

#### **F. 905 Old Vicksburg Road – Conditional Use**

Anita Jamison is requesting approval to operate a beauty salon with cosmetology services in the strip where Domino's Pizza is located on Old Vicksburg Road. As the committee had no

comments or questions Mr. Williams opened the meeting for public comments and discussion. There being none, Benjie Barham made the motion, seconded by Christine Whitton, to forward the request for a Conditional Use for the operation of a beauty salon to the Mayor and Board of Alderman with our recommendation for approval. The vote was unanimous in favor and the motion carried.

#### **G. 909 Old Vicksburg Road – Conditional Use**

Tanya Andrews is requesting a CU to operate a Taco del Mar restaurant next to Domino's Pizza. Mr. Barham asked if it would be carry-out or dine-in and Ms. Andrews explained that it will operate in much the same way as a Subway sandwich shop. Ms. Shoemaker asked if this will be the only one in the area and was informed that there are two other Taco del Mars in the Jackson metro vicinity. Mr. Williams opened the meeting for public comments and discussion. There being none, Benjie Barham made the motion, seconded by Nancy Davis, to forward the request for a Conditional Use to operate a Taco del Mar to the Mayor and Board of Alderman with our recommendation for approval. The vote was unanimous in favor and the motion carried.

#### **H. 1 Mt. Dexter Lane – Dimensional Variance**

Stephanie Chatham is requesting a Dimensional Variance in order to construct an 864 square foot detached garage structure. Deed restrictions require a 40 foot set back from the rear property line and dictates that this type of structure is built in the back of the property. Due to the size and shape of the lot this will not be feasible. The site for the proposed structure will be to one side and slightly in front of the house. Mark Swilley was present to address any questions from the committee. Mrs. King asked who owned the properties to either side and behind this lot; the property behind this lot is owned by the Chatham family and is undeveloped. Mr. Edwards noted that this lot is not part of the Southern Oaks subdivision and is two acres in size. Ms. Chatham provided photos of several other lots in Southern Oaks. where a detached garage was built to the side rather than the rear of the house. Mr. Williams opened the meeting for public comments and discussion. There being none, Betty King made the motion, seconded by Nancy Davis, to forward Ms. Chatham's request for a Dimensional Variance to the Mayor and Board of Alderman with our recommendation for approval. The vote was unanimous in favor and the motion carried.

#### **I. Miss. College President's Home Parking – Certificate of Appropriateness**

Mississippi College is requesting a CA to develop a 37 space parking lot and green space that will be used as an overflow parking area when events are held at the President's house. Mr. Edwards reviewed the recommendations from the Historical Preservation Committee. Mrs. King noted that they did not approve the pavilion and would look at it at later date. Mr. Williams opened the meeting for public comments and discussion. Jerrell Hutson asked if MC would be open to permitting parking in this area for events in Old Towne; Glen Worley told Mr. Hutson he would relay the request to the decision-makers at MC. There being no other questions, Betty King made the motion, seconded by Nancy Davis, to forward the request for a Certificate of Appropriateness to develop an overflow parking area to the Mayor and Board of Alderman with our recommendation for approval. The vote was unanimous in favor and the motion carried.

**J. 207 W. Main Street – Certificate of Appropriateness**

Mike Ballard is looking to add a screened porch and room addition to the back of their house. Siding for the addition will match existing materials on the house. Mr. Ballard noted that he and his wife felt it would be a good time to do this work since they already have crews working on the house. Mr. Williams opened the meeting for public comments and discussion. There being none, Benjie Barham made the motion, seconded by Lisa Shoemaker, to forward the request for a Certificate of Appropriateness to add a screened porch and room addition to the Mayor and Board of Alderman with our recommendation for approval. The vote was unanimous in favor and the motion carried.

**K. East College Street – Certificate of Appropriateness**

Jerrell Hutson would like to move a house from Fairmont Street to a lot owned by him on East College Street. Lot frontage will be 55 feet. Ms. Shoemaker asked why the house must be moved in sideways and was informed that the lot is too narrow to go any other way. The end of the house that faces East College will be remodeled to have a more pleasing appearance. Mr. Williams opened the meeting for public comments and discussion. There being none, Benjie Barham made the motion, seconded Christine Whitton, to forward the request for a Certificate of Appropriateness to relocate this house from Fairmont Street to East College Street to the Mayor and Board of Alderman with our recommendation for approval. The vote was unanimous in favor and the motion carried.

Other Business

There was no other business for discussion.

Next Meeting

The date for the next regular meeting of the Planning & Zoning Commission will be Tuesday, June 24, 2014.

At this time Bettye King made the motion to adjourn and was seconded by Benjie Barham. The vote was unanimous in favor and the motion carried. The meeting was adjourned at 7:30 p.m.